

# PHA Plans

## Annual Plan for Fiscal Year 2001

**The Housing Authority of Fulton County**

**Fulton County, Georgia**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## **PHA Plan Agency Identification**

**PHA Name:** The Housing Authority of Fulton County

**PHA Number:** GA264

**PHA Fiscal Year Beginning:** 10/2001

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

### **Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☒ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☐ PHA website
- ☒ Resident Council Office/Community Opportunity Centers, Inc.

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☒ Resident Council Office/Community Opportunity Centers, Inc.

**Annual PHA Plan**  
**PHA Fiscal Year 2001**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

**Streamlined Plan:**

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of Fulton County (HAFC) will continue to operate in a proactive mode for the FY2001 activities of the Five Year Plan of FY 2000/2004. The focus of the initiatives for the upcoming year will be to continue to increase the number and quality of affordable housing units available to eligible low income families by improving the maintenance and management operations, reducing overhead costs and accelerating the schedule of revitalization activities. More specifically, in adherence to the mission statement of the Agency, a "Welcome Home" initiative has been implemented that supports the provisions of affordable housing and creates economic "lift tools" promoting self-sufficiency.

In FY 2001 the HAFC will continue to improve the usage of the systems, teams, procedures and reorganized administrative structure to further improve the delivery of services to the residents of the targeted communities and the families on the waiting lists. Specific initiatives that are planned as a continuation of existing strategies include:

- (1) Implementing a comprehensive capital and redevelopment investment strategy to coordinate and prioritize the expansion, modernization and redevelopment of the HAFC asset inventory in coordination with other County revitalization efforts.
- (2) Continued implementation of a comprehensive, homeownership development strategy.
- (3) Increase of utilization and availability of supportive services by continuing to consolidate their availability through the Family Investment Center a unified, service delivery model

- (4) To continue to strengthen the Community Opportunity Centers, Inc. an existing resident non-profit. This City-Wide Resident Leadership Advisory Board serves in a true partnership role with the Agency.
- (5) Continue to provide employment and training opportunities to residents through the received grant provisions to include the Resident Opportunities for Self-Sufficiency (ROSS Grant).
- (6) To facilitate contractual opportunities for Section 3 opportunities for residents of the HAFC through outreach, screening, and job placement activities particularly, in pre-apprenticeship and apprenticeship programs.

The HAFC has achieved the objectives established for FY2000. An evaluative summary was provided to the Board of Commissioners with a checklist detailing all goals that have been accomplished. It is the intent of the HAFC to continue with the implementation of the goals and objectives established in the Five Year Plan. All strategies established for FY2001 are consistent with the Five Year Plan (2000-2004) as they are a continuation of efforts and resources.

In conclusion, it is the intent of the HAFC to continue to deliver a high- quality level of comprehensive, affordable housing services to the residents of Fulton County. It is envisioned that the Agency through management and leadership initiatives will promote public housing in the County as “housing of choice” versus “housing of convenience or last resort”. The “Welcome Home” focal capitalizes on the established efforts and brings to fruition a strategy designed to be effective.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

#### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary .....	2
ii. Table of Contents .....	4
1. Housing Needs .....	7
2. Financial Resources.....	14
3. Policies on Eligibility, Selection and Admissions .....	15
4. Rent Determination Policies.....	24
5. Operations and Management Policies .....	28
6. Grievance Procedures.....	30
7. Capital Improvement Needs.....	31
8. Demolition and Disposition .....	32
9. Designation of Housing.....	34
10. Conversions of Public Housing.....	35
11. Homeownership .....	36
12. Community Service Programs.....	38
13. Crime and Safety .....	45
14. Pets (Inactive for January 1 PHAs) .....	48
15. Civil Rights Certifications (included with PHA Plan Certifications) .....	54
16. Fiscal Audit .....	54
17. PHA Asset Management .....	54
18. Other Information.....	55
A. Resident Advisory Board Recommendations	
B. Description of Election Process for Residents on the PHA Board	
C. Statement of Consistency with the Consolidated Plan	
D. Other Information Required by HUD (Criterion for Identifying a Substantial deviation to the PHA Plan	

## Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

### Required Attachments:

- ☒ FY 2001 Capital Fund Program Annual Statement
- ☒ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ Deconcentration and Income Mixing

### Optional Attachments:

- ☒ FY 2001 Capital Fund Program 5 Year Action Plan
- ☒ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☒ Check Signing Authorization Policy. Document was revised with Board Resolution after the Five Year Plan was submitted

## Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public	Annual Plan:

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	housing program	Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	attachment (provided at PHA option)	
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

The HAFC has reviewed the Consolidated Plan of the Jurisdiction/Fulton County, Georgia 2000-2003, and all information included in the agency Five-Year Plan and FY2001 Annual Summary are consistent with the goals and objectives of the referenced document. Fulton County is in the process of completing an updated CHAS Plan but the referenced edition is the most recent.



### A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ability	Size	Locatio n
Income <= 30% of AMI	36,992	5	4	4	3	2	3
Income >30% but <=50% of AMI	19,621	4	3	3	3	2	2
Income >50% but <80% of AMI	26,530	3	2	2	2	2	2
Elderly	17,496	4	3	3	4	2	4
Families with Disabilities	159	4	3	3	5	3	5
White	52,487	4	3	3	3	3	3
Black Non Hispanic	69,829	4	3	3	3	3	3
Hispanic	0	0	0	0	0	0	0

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s: Fulton County, Georgia  
Indicate year: 1991-1996.
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset:  
from Aspen Systems on the HUD website.
- ☒ HUD Income Limits for Fulton County, Georgia effective 3/9/01

### B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	405		50%
Extremely low income <=30% AMI	387	95.5	
Very low income (>30% but <=50% AMI)	16	4	
Low income (>50% but <80% AMI)	2	.5	
Families with children	254	65	
Elderly families	52	13	
Families with Disabilities	78	19	
Black	345	85	
White	56	14	
Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR	147	36	
2 BR	134	33	
3 BR	104	26	
4 BR	10	4	
5 BR	4	1	
5+ BR			

### Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)? 12

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	142	71%	50%
Extremely low income <=30% AMI	119	84%	
Very low income (>30% but <=50% AMI)	23	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	117	82%	
Elderly families	1	1%	
Families with Disabilities	11	8%	
Black	141	99%	
White	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	50	25%	
2 BR	30	15%	
3 BR	60	30%	
4 BR	60	30%	

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? 12

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed ? ☒ No ☐ Yes

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

In the upcoming year, the HAFC will be directing its' efforts to maximizing the number of affordable units available to the Agency by (1) reducing the number of vacancies, (2) reducing the turnaround time for routine vacancies, and (3) marketing to groups under represented on the waiting list in comparison to the availability of units. The HAFC will also pursue homeownership opportunities for residents through the continued leverage of partnerships with public and private enterprise. The components of this strategy were developed in consultation with the Resident Advisory Board, Community of Opportunity Centers, Inc., and other public/private non-profit housing agencies and reflects the Housing Authority's mission of utilizing all available resources as efficiently as possible to accomplish the overall goals and objectives established through the Five Year Plan.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below)

- Provide for the acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements: (1) meet health and safety regulations, and (2) to upgrade and maintain the viability of neighborhoods where low and moderate-income families reside.
- Assist the small municipalities, nonprofit agencies and other entities within Fulton county with their efforts to plan for the construction, renovation and other activities that provide for health, safety and well being of those who use their facilities.
- Provide the resources necessary to improve the community's public services, including, but not limited to conservation, welfare and recreation needs.
- Provide funds for improvements and replacement of family public housing units.
- Provide funds to for-profit and nonprofit housing development organizations for the acquisition and/ or rehabilitation of affordable units to support nonprofit managed transitional and other housing programs.

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☒ Other (list below)
  - Rehabilitate existing single family housing to be occupied by low and moderate-income families.
  - Create mixed-income communities.

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel all potential applicants who may seek section 8 housing and refer them to participating agencies.
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints

- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	\$953,490	
b) Public Housing Capital Fund	\$1,106,466	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,928,079	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$132,428	
g) Resident Opportunity and Self-Sufficiency Grants	75,000	
h) Community Development Block Grant	\$0	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
i) HOME	\$0	
Other Federal Grants (list below)		
FSS Coordinator	\$43,000	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP 50100	\$657,454	PH Capital Improvements
PHDEP 00	\$115,259	PH Supportive Services
ROSS 99 (RSDM)	\$61,800	PH Supportive Services
ROSS 00 (Capacity Bldg)	\$97,855	PH Supportive Services
<b>3. Public Housing Dwelling Rental Income</b>	\$482,892	PH Operations
<b>4. Other income</b> (list below)		
Non-Dwelling Rental	\$10,000	PH Operations
Excess Utilities	\$30,000	PH Operations
Misc. Other Income	\$9,428	PH Operations
<b>5. Non-federal sources</b> (list below)		
F.R.E.S.H./Human Services Grant (local)	\$90,000	PH Supportive Services
j) HOME Funding (local)	\$86,000	S8 Supportive Services
<b>Total resources</b>	<b>\$7,879,151</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☒ Other: (describe): verify at time of application



b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Credit History
- ☒ Verity of Application
- ☒ Ability to comprehend and understand the lease
- ☒ Successful completion of pre-occupancy training

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

## **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☒ PHA development site management office

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?3

2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists? 3

3. ☒ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists? 3

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office
- ☒ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☒ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Over housed
- ☒ Under housed
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

(1) Date and Time

Former Federal preferences:

- (1) Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- (2) Victims of domestic violence
- (3) Substandard housing
- (3) Homelessness
- (4) High rent burden

Other preferences (select all that apply)

- (2) Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families

- (2) Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
  - ☐ Households that contribute to meeting income goals (broad range of incomes)
  - ☐ Households that contribute to meeting income requirements (targeting)
  - ☐ Those previously enrolled in educational, training, or upward mobility programs
  - ☐ Victims of reprisals or hate crimes
  - ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

**(6) Deconcentration and Income Mixing**

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? A thorough PHA analysis was conducted in July 2000 and it was ascertained the Agencies Developments do have average incomes above or below 85% to 115% of the average incomes of all developments. See Attachment F.

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists  
If selected, list targeted developments below:
- ☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☒ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☒ Criminal or drug-related activity
- ☒ Other (describe below)

The HAFC responds to direct questions as to past rental history, problems and/or damage claims.

### **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
- ☐ Other (list below)

### **(3) Search Time**

a. ☐ Yes ☒ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

**(4) Admissions Preferences**

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
☐ Victims of domestic violence  
☐ Substandard housing  
☐ Homelessness  
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability  
☐ Veterans and veterans' families  
☒ Residents who live and/or work in your jurisdiction  
☐ Those enrolled currently in educational, training, or upward mobility programs  
☐ Households that contribute to meeting income goals (broad range of incomes)  
☐ Households that contribute to meeting income requirements (targeting)  
☐ Those previously enrolled in educational, training, or upward mobility programs  
☐ Victims of reprisals or hate crimes  
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

(1) Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner,  
Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

- (2) Working families and those unable to work because of age or disability  
☐ Veterans and veterans' families  
(2) Residents who live and/or work in your jurisdiction  
☐ Those enrolled currently in educational, training, or upward mobility programs  
☐ Households that contribute to meeting income goals (broad range of incomes)  
☐ Households that contribute to meeting income requirements (targeting)  
☐ Those previously enrolled in educational, training, or upward mobility programs  
☐ Victims of reprisals or hate crimes  
☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application  
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD  
☒ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers  
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)



- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
- ☐ Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member

☐ For increases in earned income

☐ Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

☐ For household heads

☐ For other family members

☐ For transportation expenses

☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments

☐ Yes but only for some developments

☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments

☐ For all general occupancy developments (not elderly or disabled or elderly only)

☐ For specified general occupancy developments

- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95<sup>th</sup> percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- ☒ Other (list below)  
Anytime a family experiences an income decrease.

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)  
Fair market value Real Estate assessments

## B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ The PHA has chosen to serve additional families by lowering the payment standard
- ☒ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows:

The Housing Authority of Fulton County, Georgia (HAFC) has demonstrated that it has the leadership, fiscal responsibility and capability of implementing the activities proposed for funding through the FY2001 Annual Plan. The HAFC staff currently consists of management personnel and contractors to include Executive Director, Director of Asset Revitalization/Deputy Director, Director of Intergovernmental Relations, Special Assistant to Executive Director, Director of Finance, Assistant to Finance Director, Director of Resident Initiatives, Director of Section 8, Director of Maintenance and Modernization, Maintenance Personnel, Project Manager, Systems Administrator, Receptionists, and Contractual Staff to include a Grant Monitor. The current Director has served in this position for nine (9) years. The HAFC has the support and the faith of the Commissioners and the Residents in the capability of the Agency to effectively manage public housing. The HAFC does not have any unresolved audit findings.

All programs and activities have been implemented on schedule and are being lauded as successful by the HAFC, Fulton County, Residents and the community. The Fulton County governmental entities have a welcomed partnership with the HAFC in ensuring that the Annual Plan will address the needs of the targeted population and the County.

## B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	281	20%
Section 8 Vouchers	577	20%
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	0
Public Housing Drug Elimination Program (PHDEP)	281	30
The HAFC Administers 145 Portables	145	20
Other Federal Programs (list individually)		
ROSS Service Delivery	281	20
ROSS Capacity Building	281	20

## C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing and Section 8 Maintenance and Management: (list below)

### Management

- Admissions & Continued Occupancy Policy
- Section 8 Administrative Plan
- Personnel Policy
- Procurement Policy
- Pet Policy
- Asset Management Plan
- Lease & Grievance Procedure
- Capital Improvement Plan
- Demolition & Disposition Plan

### Maintenance

Preventive Maintenance Contracts

Grass Cutting Contract

Painting Contract

Pest Control Contract (including cockroaches)

Cleaning Contract

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office  
☐ PHA development management offices  
☐ Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office  
☒ Other (list below):  
Section 8 Administrative office in writing

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment A (ga264a01)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD - 52834.

a.

☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment B (ga264b01)

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)



## **B. HOPE VI and Public Housing Development and Replacement Activities (NonCapital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

The PHA received a Demolition Grant only.

☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Red Oak Development

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Red Oak Development

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

## 2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Boat Rock 1b. Development (project) number: 264-06
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(11/01/99)</u>
5. Number of units affected: 258 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 1/2000 b. Projected end date of activity: 9/15/2001

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Red Oak 1b. Development (project) number: 264-05
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(6/2002)</u>
5. Number of units affected: 172 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/2002 b. Projected end date of activity: 10/2004

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities** [24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Allen Road
1b. Development (project) number: 264-03
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )

- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan  
(date submitted or approved: )
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c (h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

## B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: The HAFC has developed a full homeownership training program and presently has a certified Housing Counselor Specialist on staff to ensure effective implementation.

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants

- ☒ 26 - 50 participants
- ☐ 51 to 100 participants
- ☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

- ☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 06/01/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☒ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families

- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
Atlanta Regional Commission: Education and Job Training Services	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Fulton Atlanta Community Action Authority, Inc.: Life Skills Classes, Personal/Emergency Services, Education and Training	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Atlanta Technical Institute: Occupational Skills Training, GED and Tutorial	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Operation Dignity: Youth Programs, Family Support for Emergencies	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Fulton County Schools: After School Tutorial, Truancy Program	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Sheltering Arms: Head Start, Extended Day Care	288	Anyone interested may participate	HAFC Main Office Community Opportunity	Public Housing



Services, Referral Services			Centers, Inc.	
Support to Employment Project, Inc.: Pre-employment Services and Counseling	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
United for Justice Inter-faith Partnership: Housing Search and Mobility Counseling Services	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
The Girl Scouts Council Of Northwest Georgia, Inc.: Youth Activities	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Grady Health Systems: Prenatal Care, Pregnancy Test, Nutritional Assessments	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Literacy Action, Inc.: Job Search/Placement Assistance, Job Readiness Training	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Fulton County Parks and Regulation: Youth and Adult Activities	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Fulton County Department of Family and Children Services: Supportive Services, Youth and Adult Services	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Fulton County Department of Human Service: Youth and Adult Services	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Fulton County Department of Health and Wellness: Youth and Adult Services	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Literacy Volunteers of America-Metropolitan Atlanta: Literacy Programs	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc. HAFC	Public Housing

Goodwill Industries of North Georgia, Inc. : Career Resource Center, Employment and Job Training Skills	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Fulton Industrial Business Association: Job Placement/ Job Training	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing
Georgia Institute of Technology: Computer Donations and Technical Assistance, Employment Referrals	288	Anyone interested may participate	HAFC Main Office Community Opportunity Centers, Inc.	Public Housing

## **(2) Family Self Sufficiency program/s**

### **a. Participation Description**

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	Voluntary	63 as of 10/1/2000
Section 8	111	89 as of 10/1/2000

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

### **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies  
☒ Informing residents of new policy on admission and reexamination  
☒ Actively notifying residents of new policy at times in addition to admission and reexamination

- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

The HAFC has complied with the Community Service Requirement for residents of government assisted housing. The Agency will strive to enhance and promote economic and social self-sufficiency within the PHA developments. The HAFC will coordinate with local and state agencies to develop special services and programs promoting social and economic independence for all Residents. Partnership agreements have been established with the Workforce Development Office to assist with the placement and monitoring of this component. The Community Service Requirement policy is as follows:

**SERVICE REQUIREMENT**

As a condition of continued occupancy, except for any family member who is an exempt individual, each adult resident of the Housing Authority shall:

- 1) Contribute 8 hours per month of community service (does not include political activities); or
- 2) Participate in an economic self-sufficiency program for 8 hours per month; or
- 3) Perform 8 hours per month of combined community service and economic self-sufficiency.

**Covered Residents**

All public housing residents between the ages of 18 and 62 years of age who are not exempt.

**EXEMPT RESIDENTS**

Any public housing resident who is:

- 1) 62 years or older;
- 2) Blind or disabled and who certifies that because of this disability she or he is unable to comply with the requirement of the policy;
- 3) Primary caretaker of a person who is 62 years or older or who is blind or disabled;

- 4) Engaged in work activities;
- 5) Engaged in a work activity under the state program funded under Part A of Title IV of the Social Security Act, or under any other welfare program of the state, including a state administered welfare-to-work program;
- 6) Member of a family receiving assistance, benefits or services under a state program funded under Part A of Title IV of the Social Security Act, or under any other welfare program of the state, including a state administered welfare-to-work program and has not been found by the state to be in noncompliance with such a program;

#### **NON-COMPLIANCE/VIOLATION OF SERVICE REQUIREMENT**

If the Housing Authority determines that a resident subject to the requirement is non-compliant, the Housing Authority shall notify the resident in writing of such non-compliance. The written notification shall state that the determination of non-compliance is subject to the administrative grievance procedure and that failure by the resident to enter into an agreement, before the expiration of the lease term, to cure any non-compliance by participating in an economic self-sufficiency program for, or contributing to community service, the additional hours the resident needs to comply in the aggregate, with such requirement over the 12 month term of the lease, may be cause for lease termination.

Violation of the service requirement is grounds for non-renewal of the twelve (12) months lease agreement, but not for termination of tenancy during the course of the twelve (12) months lease term.

The Housing Authority shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member subject to the requirement who has been determined to be non-compliant with the requirement and has failed to attempt to cure the non-compliance.

#### **COMMUNITY SERVICE**

Community Service is defined as the performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

#### **COORDINATION WITH THE WELFARE (TANF) AGENCY AND SERVICE PROGRAMS AND QUALIFIED ORGANIZATIONS AND ACTIVITIES**

As an ongoing process, the Housing Authority will enter into a cooperative agreement with the TANF Agency, to share information and/or target supportive services. The HAFC will coordinate its' efforts with client referrals, information sharing regarding mutual clients and jointly administer programs.

As a convenience to covered residents, the Housing Authority will develop, post on the Authority's bulletin boards and provide to covered residents a list of qualified organizations (and activities) that have agreed to work with resident in helping them satisfy their community service requirement. Residents are not limited to the published list and are encouraged to identify other organizations and activities. To ensure compliance with this community service policy, residents should seek the Housing Authority's approval prior to volunteering for organizations or performing activities not included on the published list. It is the Housing Authority's policy to provide great latitude in approving community service organizations and activities.

#### **DETERMINING RESIDENT STATUS**

Per the Housing Authority's approved Admission and Continued Occupancy Policy (ACOP):

- The status of all applicant family members will be determined and families notified during the application process.
- During annual (or every three years for residents paying flat rents) re-certifications, the status of each family member will be reviewed and determined.
- Between re-certifications, residents are required to notify the Housing Authority within ten (10) days when there is a change in employment, income, family composition, or welfare-to-work training or employment activities. The Housing Authority will use this information to determine changes, if any, in family member status.
- Members will be informed verbally and in writing of their community service requirement.

#### **ASSURING RESIDENT COMPLIANCE**

The Housing Authority shall review and verify family compliance with service requirements annually at least thirty (30) days before the end of the twelve (12) month lease term. The Housing Authority will retain reasonable documentation of service requirement performance or exemption in resident family files.

If the Housing Authority determines that a covered family member has not complied with their service requirement, the Housing Authority will notify the family of this determination, describe the noncompliance and state the Authority will not renew the lease at the end of the twelve (12) month lease term unless:

- The family enters into an agreement with the Authority that the noncompliant family member will cure such noncompliance within the twelve (12) month term of the new lease while also satisfying the on-going service requirement.
- Or the family provides written assurance satisfactory to the Authority that the noncompliant family member no longer resides in the unit.

Families may request a grievance hearing on the Housing Authority's determination in accordance with the Authority's approved Grievance Procedure.

### **SIGNED CERTIFICATIONS**

The Housing Authority management staff will provide signed certifications of any community service activities administered by the Authority. In a similar manner, organizations other than the Authority, who administer qualifying activities must provide signed certifications.

The Housing Authority will provide covered residents with three part, prepaid post card size certification forms which the residents will present to the organization administering the qualifying activities for certification approval and signatures. The person(s) approved for signing the certifications will tear the three part, prepaid mailer form apart, give one copy to the resident, keep one copy, and drop the prepaid (and pre-addressed) part in the mail back to the Authority. The Authority will file the returned cards in each covered resident's file.

The following list of qualified service organizations and activities is presented as a convenience to covered residents. Covered residents are not limited to the following list and are encouraged to identify other organizations and activities.

### **Qualified Organizations**

- Fulton County Housing Authority
- Fulton County, Georgia
- Fulton County Department of Parks and Recreation
- Department of Health and Human Services
- Fulton County Health Department
- Local Hospitals

### **Qualified Activities**

- Volunteer services to any qualified organization
- Self-sufficiency activities such as education, training and self-improvement classes
- Housing Authority or City Volunteer Trash Pick-up Day
- Participation in monthly resident programs as presented by the Housing Authority.  
Participation is scheduled and announced at resident meetings as certified by the Housing Authority.

## **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

3. Which developments are most affected? (list below)

All developments are affected

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program

2. Which developments are most affected? (list below)

All developments are affected.

### C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

2. Which developments are most affected? (list below)

All developments are affected.

### D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- ☒ Yes ☐ No: This PHDEP Plan is Attachment D (ga264d01)



## **14. PET POLICY**

[24 CFR Part 903.7

### **Fulton County Housing Authority**

#### **PET POLICY**

##### **I. Purpose**

In compliance with Section 227 of Title II of the Housing and Urban-Rural Recovery Act of 1983, and with 24 CFR Parts 5, 243, 842, and 942, Final Rule, the Fulton County Housing Authority will permit residents of housing projects built exclusively for occupancy by the elderly and persons with disabilities, to own and keep common household pets in their apartment. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times. The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

##### Common Household Pets are Defined as Follows:

Birds: Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.

Fish: Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one (1) tank or aquarium is permitted per apartment.

Dogs: Not to exceed thirty (30) pounds at time of maturity. All dogs must be neutered or spayed.

Cats: All cats must be neutered or spayed and declawed.

Exotic pets such as snakes, monkeys, rodents, etc. are not allowed.

##### **II. Registration**

Every pet must be registered with the Fulton County Housing Authority's management prior to moving the pet into the unit and updated annually thereafter. Registration requires the following:

- A. A certificate signed by a licensed veterinarian, or a state or local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by the state and local law, if applicable (dogs, cats).

- B. Proof of current license, if applicable (dogs, cats).
- C. Identification tag bearing the owner's name, address, and phone number (dogs, cats).
- D. Proof of neutering/spaying and/or declawing, if applicable (dogs, cats).
- E. Photograph (no smaller than 3x5) of pet or aquarium.
- F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.
- G. Fish - size of tank or aquarium must be registered.

III. **Licenses and Tags**

Every dog and cat must wear the appropriate local animal license, a valid rabies tag and a tag bearing the owner's name, address and phone number. All licenses and tags must be current.

IV. **Density of Pets**

Only one (1) dog or cat will be allowed per apartment. Only two (2) birds will be allowed per apartment. The Fulton County Housing Authority only will give final approval on type and density of pets.

V. **Visitors and Guests**

No visitor or guest will be allowed to bring pets on the premises at anytime. Residents will not be allowed to Pet Sit or House a Pet without fully complying with this policy.

Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.

VI. **Pet Restraints**

- A. All dogs must be on a leash when not in the owner's apartment. The leash must be no longer than three (3) feet.
- B. Cats must be in a caged container or on a leash when taken out of the owner's apartment.

- C. Birds must be in a cage when inside of the resident's apartment or entering or leaving the building.

## VII. **Liability**

Demonstrate liability insurance coverage on the pet by the pet owners of no less than \$500,000/\$100,000, Bodily Injury and per occurrence, and to agree to assume responsibility for all debts incurred by said pet.

Residents owning pets shall be liable for the entire amount of all damages to the Fulton County Housing Authority premises caused by their pet and all cleaning, de-fleaing and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the Fulton County Housing Authority caused by their pet, and shall indemnify the Fulton County Housing Authority for all costs of litigation and attorney's fees resulting from such damage. Pet liability insurance can be obtained through most insurance agents and companies.

## VIII. **Sanitary Standards and Waste Disposal**

- A. Litter boxes must be provided for cats with use of odor-reducing chemicals.
- B. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be charged to pet owner.
- C. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to Authority property due to pet or removal of pet feces by staff.
  - (i) All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.
  - (ii) Residents with litter boxes must clean them regularly. Noncompliance may result in removal of the pet. The Fulton County Housing Authority reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage container and/or trash compactor.
- D. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subject to inspections once a month.

## IX. **General Rules**

The resident agrees to comply with the following rules imposed by the Fulton County Housing Authority:

- A. No pet shall be tied up anywhere on Authority property and left unattended for any amount of time.
- B. Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.
- C. Dog houses are not allowed on Authority property.

X. **Pet Rule Violation and Pet Removal**

- A. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has violated a rule governing the pet policy, the Fulton County Housing Authority shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.
- B. If a pet poses a nuisance such as excessive noise, barking, or whining which disrupts the peace of other residents, owner will remove the pet from premises upon request of management within 48 hours. Nuisance complaints regarding pets are subject to immediate inspections.
- C. If a pet owner becomes unable either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, the Fulton County Housing Authority can officially remove the pet. The Authority accepts no responsibility for pets so removed.

XI. **Rule Enforcement**

Violation of these pet rules will prompt a written notice of violation. The pet owner will have seven (7) days to correct the violation or request an informal hearing at which time the Authority's Grievance Procedure will be followed.

XII. **Grievance**

Management and resident agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between resident and management regarding a pet.

XIII. **Damage Deposit**

A “Pet Damage Deposit” will be required for dogs and cats only, however, all pet owners must comply with registration rules for all other pets. The “Pet Damage Deposit” must be paid in advance and is to be used to pay reasonable expenses directly attributable to the presence of the pet in the project including (but not limited to) the cost of repairs and replacements to, and fumigation of, the resident’s dwelling unit. The amount of the “Pet Damage Deposit” will be \$250.

#### XIV. **Exceptions**

This policy does not apply to animals that are used to assist persons with disabilities. This exclusion applies to animals that reside in the development, as well as animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Authority shall maintain a list of agencies that provide and/or train animals to give assistance to individuals with disabilities.

I, \_\_\_\_\_, having duly read the above pet rules, understand and agree to comply with said rules as long as I retain a pet on the Housing Authority premises.

TENANT'S  
SIGNATURE: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PET INFORMATION: Type of Pet: \_\_\_\_\_  
Weight: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_

IMMUNIZATION RECORD: Type: \_\_\_\_\_  
Date: \_\_\_\_\_

PERSON(S) TO CONTACT TO CARE FOR PET IN OWNERS ABSENCE:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone: (\_\_\_\_\_) \_\_\_\_\_  
  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone: (\_\_\_\_\_) \_\_\_\_\_

COMMENTS OR SPECIAL CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☒ Yes ☐ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_
5. ☒ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - ☐ Not applicable
  - ☐ Private management
  - ☐ Development-based accounting
  - ☒ Comprehensive stock assessment
  - ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☐ Attached at Attachment (File name)
- ☒ Provided below:
- A meeting with our Resident Advisory Board was held on 6/13/01. The Resident Advisory board representatives are Patricia Scandrick, Janet Verdier, Deborah Way, and Willa Payne. Forty (40) attended the meeting. The RAB reviewed the Plan and work items for FY2001. The Advisory Board was pleased with the plan being submitted. There were no comments that should be included as attachments.
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
- List changes below:
- ☒ Other:
- There were no comments to address

### **B. Description of Election process for Residents on the PHA Board**

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☒ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) Willa Payne and Jennifer Copeland are the Resident Commissioners as they were appointed by the Fulton County Board of Commissioners.

#### **3. Description of Resident Election Process**

##### **a. Nomination of candidates for place on the ballot: (select all that apply)**

- ☒ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☒ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☒ Other: (describe)



Resident Associations nominate a Resident to serve on the PHA Board. The name of the Resident is then forwarded to the Fulton County Board of Commissioners for final appointment.

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☒ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☒ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

### **C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan Jurisdiction: Fulton County, Georgia
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

The Consolidated Plan for the Fulton County HAFC identifies needs for housing based on the following factors:

- (1) lack of availability
- (2) affordable units within the County

The Plan identifies areas where new affordable construction would be a priority. The HAFC strives to ensure that areas identified within the Plan are targeted as potential sights for development as single-family homeownership opportunities. As the Plan also indicates a lack of affordable, available rental

housing, the HAFC also identifies units within the County that would qualify as additional asset inventory.

The HAFC prioritizes programs and activities that support the issues outlined in the Consolidated Plan. Through the administration of the Public Housing Program (Conventional and Section 8) the Fulton County Housing Authority (HAFC) administers and maintains units of affordable rental housing in the community. Further, through its modernization program, the HAFC maintains these units to a high standard, which helps assure that the County has quality affordable rental dwellings available for residents needing government subsidized housing.

The primary goal for the Consolidated Plan is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for the low and moderate income persons.

The HAFC has diligently worked to extend and strengthen partnerships with government, private and local sector for the availability of quality affordable housing and supportive services.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan for Fulton County, Georgia supports the HAFC Five-Year Plan and FY2001 Annual Summary by collaborating on the goals and partnerships established to create a commitment for providing affordable housing opportunities. The Consolidated Plan furthermore, has specifically identified that distressed communities within the County will continue to require enhanced coordination between resources to address the goals and objectives established. Strategies that affirmatively further fair-housing are utilized to ensure that all Residents of the County receive a safe and comfortable living environment. These commitments are components of the HAFC Five-Year Plan as they are grounded in the mission statement of the Agency.

#### **D. Other Information Required by HUD**

##### **Criterion for identifying a “substantial deviation” from or “significant amendment or modification” to the PHA Plan**

The Housing Authority of Fulton County, Georgia (HAFC) in the submission of the FY2001 Annual Plan has not deviated or significantly amended the goals and objectives established through the FY 2000-2004 Five-Year Plan. The HAFC will consider the following to be changes in its *Agency Plan* necessary and sufficient to require a full review by the Resident Advisory Board and by the Public Hearing process before a corresponding change in the Agency Plan can be adopted. A significant deviation or alteration would have included the following:

1. Any alteration of the Authority’s *Mission Statement*;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal;
5. Any alteration in the Capital Fund Program Annual Plan that affects an expenditure greater than ten percent (10%) of the CFP Annual Budget for that year.

In setting the above criteria, the HAFC intends by “Strategic Goal” specifically those items under those headings in its 5-Year Plan. As the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the *Quality Housing and Work Responsibility Act of 1998*. It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.

The HAFC has also reviewed the requirements set out in HUD Notice PIH 99-51. It here incorporates the several additional criteria established by HUD for “substantial deviation” or “significant amendment or modification” to its Agency Plan. The HAFC will also consider the following events to require a public process before amending such changes to its Agency Plan.

- ❑ changes to rent or admissions policies or organization of the waiting list;
- ❑ additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund;
- ❑ additions of new activities not included in the current PHDEP Plan and
- ❑ any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

The HAFC acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD. The HAFC did not have any significant changes to the FY 2001 Annual Plan based on the criteria established as referenced for a significant alteration or deviation.

Use this section to provide any additional information requested by HUD.

## **Attachments**

ga264a01.(Attachment A)	FY2001 Capital Fund Program Annual Statement
ga264b01.(Attachment B)	Capital Fund Program 5-Year Plan for Modernization
ga264c01 (Attachment C)	Annual Statement/Performance and Evaluation Reports
ga264d01 (Attachment D)	Public Housing Drug Elimination Program Plan
ga264e01 (Attachment E)	Check Signing Authorization Policy
ga264f01 (Attachment F)	Deconcentration and Income Mixing Certification

**Component 7**  
**Ga264a01. (Attachment A) Capital Fund Program Annual Statement**  
**Parts I, II, and II**

**Annual Statement**  
**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number GA06P26450101 FFY of Grant Approval: (10/2001)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	110,646
3	1408 Management Improvements	221,293
4	1410 Administration	110,646
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	221,293
8	1440 Site Acquisition	0
9	1450 Site Improvement	40,000
10	1460 Dwelling Structures	104,500
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	100,000
13	1475 Nondwelling Equipment	10,588
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	187,500
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>1,106,466</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement (Attachment A) ga264a01**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA-Wide	Operations	1406	110,646
PHA-Wide	Management Improvements	1408	221,293
PHA-Wide	Administration	1410	110,646
PHA-Wide	Fees and Cost	1430	221,293
GA264-05	Landscape Improvements	1450	40,000
GA264-05	Vacancy Prep B Units	1460	54,500
GA264-03	Vacancy Prep B Units	1460	10,000
GA264-07	Install Building and Directional Signage	1460	5,000
GA264-07	Install AC Units	1460	5,000
PHA-Wide	Non-Dwelling Equipment	1475	10,588
PHA-Wide	Replacement of Red Oak Units	1498	187,500
GA264-05	HAFC Office & Family Investment Center	1470	100,000
GA264-03	Upgrade Building Interior	1460	30,000
			1,106,466

**Annual Statement (Attachment A) ga264a01**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
1406	September 2002	September 2003
1408	September 2002	September 2003
1410	September 2002	September 2003
1430	September 2002	September 2003
1440	September 2002	September 2003
1450	September 2002	September 2003
1460	September 2002	September 2003
1475	September 2002	September 2003
1498	September 2002	September 2003



**Ga264b01 (Attachment B)****Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

The following plan follows instructions in HUD Notice PIH 99-51, especially section III E., defining "large capital items" as those that account for ten percent (10%) of a PHA's annual grant or that are over \$1 million. That notice adds that PHA are not required to report items less than \$25,000 in their 5-Year Action Plans regardless of the amount of their annual grant.

The Fulton County Housing Authority has followed these guidelines. Its annual grant estimated amount is \$1,106,466. We identify significant work items and state the total estimated cost over the next five years for each development.. A more complete detailed plan showing all work items in our 5-Year Modernization Plan is available for public review at the Fulton County Housing Authority.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>GA264-03</b>	<b>Allen Road</b>	<b>2</b>	<b>.02%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Paint Apartments</b>		<b>50,000.00</b>	<b>2002</b>
<b>Replace Flooring</b>		<b>98,500.00</b>	<b>2002</b>
<b>Renovate kitchen cabinets</b>		<b>90,000.00</b>	<b>2002</b>
<b>Replace Appliances</b>		<b>80,000.00</b>	<b>2002</b>
<b>Total estimated cost over next 5 years</b>		<b>\$318,500</b>	

ga0264b01.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
GA264-05	Red Oak	3	.01%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Rodent and Pest Control		25,000.00	2002
Landscape Improvement		90,000.00	2003
Upgrade Playground		30,000.00	2003
Install building and directional signage		15,000.00	2002
Repair, resurface and seal parking areas/drives/speed bumps		115,000.00	2002
Replace bath/bedroom sub-flooring		55,000.00	2002
Repair plumbing		50,000.00	2002
Renovate unit interior		70,000.00	2003
Repair fascia/soffit/gutters/downspouts		30,000.00	2003
Comprehensive redevelopment of units		200,000.00	2002
Replace Appliances		20,000.00	2003
Renovate community center		50,000.00	2002
Construct Gymnasium		80,500.00	2002
Seal and stripe court		5,500.00	2002
Total estimated cost over next 5 years		\$836,000.	

ga264b01

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
GA264-07	Belle Isle	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscape Improvements			6,000.00	2003
Asphalt/paving repair			3,500.00	2003
Install Building Signage, Directional Signage			5,000.00	2002
Install A/C units			10,900.00	2002
Install carpet/tile			6,300.00	2003
Install ceiling fans			6,300.00	2004
Picnic table/barbecue grill			1,000.00	2002
Replace appliances			3,000.00	2002
Total estimated cost over next 5 years			48,500.00	

ga264c01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Authority of Fulton County		Housing		Grant Type and Number Capital Fund Program Grant No: GA06P26450100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision no: 2 effective as of 6/30/01 submitted with Annual Plan) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/01 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised as of 6/30/01	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	208,000.00	216,873.00	216,873.00	106,739.50	
4	1410 Administration	104,530.00	108,436.00	108,436.00	58,107.82	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	235,100.00	395,145.00	263,145.00	63,414.10	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	17,000.00	41,955.00	0.00	0.00	
10	1460 Dwelling Structures	327,400.00	224,000.00	59,000.00	20,170.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	6,500.00	6,500.00	0.00	0.00	
13	1475 Nondwelling Equipment	35,000.00	10,000.00	10,000.00	7,339.97	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	150,835.00	0.00	0.00	0.00	
18	1499 Development Activities	0.00	81,456.00	0.00	0.00	
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,084,365.00	1,084,365.00	657,454.00	255,771.39	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Fulton County</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P26450100</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<b>Management Improvements</b>	<b>1408</b>						
	Staff training	1408 1709	1	20000.00	15000.00	15000.00	10172.45	
	Software	1408 2709	1	100000.00	4000.00	4000.00	0.00	
	Public Relations/Marketing	1408 3709	1	10000.00	12000.00	12000.00	0.00	
	Financial/Technical Assistance	1408 4709	6	78000.00	185873.00	185873.00	96567.05	
	<b>Total for 1408</b>			<b>208000.00</b>	<b>216873.00</b>	<b>216873.00</b>	<b>106739.50</b>	
	Administration	<b>1410</b>		104530.00				
PHA-Wide	Executive Director	1410 1709	1	0.00	30654.00	30654.00	15527.97	
	Operations & Technical Support Analyst	1410 3709	1	0.00	16353.00	16353.00	13859.16	
	Director of Finance	1410 4709	1	0.00	34457.00	34457.00	17098.12	
	Accountant	1410 5709	1	0.00	9636.00	9636.00	4140.49	
	Executive Office Manager	1410 8709	1	0.00	13086.00	13086.00	6543.03	
	Accounting Assistant	1410 9709	1	0.00	4250.00	4250.00	939.05	
	<b>Total for 1410</b>			<b>104530.00</b>	<b>108436.00</b>	<b>108436.00</b>	<b>58107.82</b>	
PHA-Wide	<b>A&amp;E Fees</b>	<b>1430</b>						
	PH Redevelopment: Technical Assistance	1430 1709	2	80000.00	70000.00	70000.00	10000.00	
	Market and Housing Needs Analysis	1430 2709	1	25000.00	30000.00	0.00	0.00	
	PH Redevelopment: Staff	1430 3709	1	110000.00	47000.00	0.00	0.00	
	Sundry	1430 4709	1	10000.00	5000.00	0.00	356.05	
	Advertisements	1430 5709	1	10100.00	5000.00	0.00	0.00	
	Capital Improvements: Technical Assistance	1430 6709	3	0.00	116145.00	71145.00	41058.05	
	Red Oak Revitalization Planning and Dev	1430 7709	3	0.00	122000.00	122000.00	12000.00	
	BR Market Analysis	1430 8709	1	0.00	0.00	0.00	0.00	
	<b>Total for 1430</b>			<b>235100.00</b>	<b>395145.00</b>	<b>263145.00</b>	<b>63414.10</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Fulton County</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P26450100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Acquisition	<b>1440</b>						
	Red Oak Revitalization Land Acquisition	1440 1709	1	0.00	0.00	0.00	0.00	
	<b>Total for 1440</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
PHA-Wide	Non-Dwelling Equipment	<b>1475</b>						
	Computer Hardware & Training	1475 1709	1	35000.00	10000.00	10000.00	7339.97	
	<b>Total for 1475</b>			<b>35000.00</b>	<b>10000.00</b>	<b>10000.00</b>	<b>7339.97</b>	
	Site Improvements	<b>1450</b>						
GA264-03	Landscape Improvements-Allen Road	1450 1709.03	1	10000.00	10000.00	0.00	0.00	
GA264-05	Landscape Improvements-Red Oak	1450 1709.05	1	0.00	24955.00	0.00	0.00	
GA264-03	Pressure Wash/Reseal-Allen Road	1450 2709.03	1	5000.00	5000.00	0.00	0.00	
GA264-03	Sand and Paint Railings-Allen Road	1450 3709.03	1	2000.00	2000.00	0.00	0.00	
	<b>Total for 1450</b>			<b>17000.00</b>	<b>41955.00</b>	<b>0.00</b>	<b>0.00</b>	
	Dwelling Structures	<b>1460</b>						
GA264-03	Upgrade Electrical Wiring-Allen Road	1460 1709.03	1	60000.00	55000.00	0.00	0.00	
GA264-03	Replace Heating and AC Units-Allen Road	1460 2709.03	1	200000.00	69830.00	38830.00	0.00	
GA264-03	Install GFI-Allen Road	1460 3709.03	1	10000.00	10000.00	0.00	0.00	
GA264-03	Clean/Replace Windows-Allen Road	1460 4709.03	1	50000.00	50000.00	0.00	0.00	
GA264-05	Unit Upgrade-Red Oak	1460 5709.07	1	5000.00	0.00	0.00	0.00	
GA264-05	Unit Upgrade-Red Oak	1460 5709.05	1	0.00	20170.00	20170.00	20170.00	
GA264-05	Unit Upgrade-Red Oak	1460 6709.07	1	2400.00	0.00	0.00	0.00	
GA264-05	Repair Gutters/Downspouts/Fascia-Red Oak	1460 6709.05	1	0.00	19000.00	0.00	0.00	
	<b>Total for 1460</b>			<b>327400.00</b>	<b>224000.00</b>	<b>59000.00</b>	<b>20170.00</b>	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: <b>Housing Authority of Fulton County</b>			Grant Type and Number Capital Fund Program Grant No: <b>GA06P26450100</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA264-03	Non-Dwelling Structures	<b>1470</b>						
	Install Toilet in Mgmt Office-Allen Road	1470 1709.03	1	6500.00	6500.00	0.00	0.00	
	<b>Total for 1470</b>			<b>6500.00</b>	<b>6500.00</b>	<b>0.00</b>	<b>0.00</b>	
GA264-05	Relocation Costs	<b>1495</b>						
	Relocation	1495 1709.05	1	150835.00	0.00	0.00	0.00	
	<b>Total for 1495</b>			<b>150835.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
GA264-05	Development Activities	<b>1499</b>						
	Replacement of Red Oak Units	1499 1709.05	1	0.00	81456.00	0.00	0.00	
	<b>Total for 1499</b>			<b>0.00</b>	<b>81456.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Grant Totals</b>			<b>1084365.00</b>	<b>1084365.00</b>	<b>657454.00</b>	<b>255771.39</b>	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
<b>PHA Name:</b> <b>Housing Authority of Fulton County</b>		<b>Grant Type and Number</b> Capital Fund Program No: GA06P26450100 Replacement Housing Factor No:					<b>Federal FY of Grant:</b> <b>2000</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	April 2002	April 2002		October 2003	October 2003		
1408	April 2002	April 2002		October 2003	October 2003		
1410	April 2002	April 2002		October 2003	October 2003		
1430	April 2002	April 2002		October 2003	October 2003		
1440	April 2002	April 2002		October 2003	October 2003		
1450	April 2002	April 2002		October 2003	October 2003		
1460	April 2002	April 2002		October 2003	October 2003		
1470	April 2002	April 2002		October 2003	October 2003		
1475	April 2002	April 2002		October 2003	October 2003		
1499	April 2002	April 2002		October 2003	October 2003		
GA264-03	April 2002	April 2002		October 2003	October 2003		
GA264-05	April 2002	April 2002		October 2003	October 2003		
GA264-07	April 2002	April 2002		October 2003	October 2003		



ga264c01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Fulton County		Grant Type and Number Capital Fund Program Grant No: GA06P26470899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) effective as of 6/30/01 X Performance and Evaluation Report for Period Ending: 3/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised as of 6/30/01	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	208306.00	208306.00	208306.00	208306.00
4	1410 Administration	104153.00	104153.00	104153.00	104153.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	265959.85	265959.85	265959.85	265959.85
8	1440 Site Acquisition	78900.00	78900.00	78900.00	78900.00
9	1450 Site Improvement	188873.15	110785.80	110785.80	110785.80
10	1460 Dwelling Structures	159667.00	237754.35	237754.35	170117.94
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	35671.00	35671.00	35671.00	35671.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1041530.00	1041530.00	1041530.00	973893.59
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						Part II: Supporting Pages		
PHA Name: <b>Housing Authority of Fulton County</b>			Grant Type and Number Capital Fund Program Grant No: <b>GA06P26470899</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	<b>Management Improvements</b>	<b>1408</b>		Original	Revised	Funds Obligated	Funds Expended	
	Staff training	1408 1708	1	10704.91	10704.91	10704.91	10704.91	Completed
	Software	1408 2708	1	3980.76	3980.76	3980.76	3980.76	Completed
	MIS support	1408 3708	2	72594.30	72594.30	72594.30	72594.30	Completed
	Financial assistance	1408 4708	1	48514.03	48514.03	48514.03	48514.03	Completed
	Technical assistance	1408 5708/6708	2	72512.00	72512.00	72512.00	72512.00	Completed
	<b>Total for 1408</b>			<b>208,306.00</b>	<b>208,306.00</b>	<b>208,306.00</b>	<b>208,306.00</b>	
	<b>Administration</b>	<b>1410</b>						
PHA-Wide	Executive Director	1410 1708	1	18539.81	18539.81	18539.81	18539.81	Completed
	Deputy Executive Director	1410 2708	1	8382.80	8382.80	8382.80	8382.80	Completed
	Operations & Technical Support Analyst	1410 3708	1	5643.21	5643.21	5643.21	5643.21	Completed
	Director of Finance	1410 4708	1	9723.06	9723.06	9723.06	9723.06	Completed
	Accountant	1410 5708	1	31662.13	31662.13	31662.13	31662.13	Completed
	Director of Asset Management	1410 6708	1	4256.07	4256.07	4256.07	4256.07	Completed
	Director of Resident Services/Mobility	1410 7708	1	9797.91	9797.91	9797.91	9797.91	Completed
	Office Manager	1410 8708	2	12869.03	12869.03	12869.03	12869.03	Completed
	Special Assistant to the Ex. Dir.	1410 9708	1	3278.98	3278.98	3278.98	3278.98	Completed
	<b>Total for 1410</b>			<b>104153.00</b>	<b>104153.00</b>	<b>104153.00</b>	<b>104153.00</b>	
PHA-Wide	<b>A&amp;E Fees</b>	<b>1430</b>						
	Technical Assistance: Red Oak Redevel.	1430 1708	1	36684.85	40572.24	40572.24	40572.24	Completed
	Program Mgmt: Dev/BR Replacement	1430 2708	1	57000.00	116375.00	116375.00	116375.00	Completed
	Advertisements	1430 3708	1	5500.00	3164.25	3164.25	3164.25	Completed
	Sundry	1430 4708	1	5000.00	3773.63	3773.63	3773.63	Completed
	Housing Assessment/Market Analysis	1430 5708	1	103875.00	40739.03	40739.03	40739.03	Completed
	Community Building: Development	1430 6708	1	57900.00	61335.70	61335.70	61335.70	Completed
	<b>Total for 1430</b>			<b>265959.85</b>	<b>265959.85</b>	<b>265959.85</b>	<b>265959.85</b>	
PHA-Wide	Acquisition	<b>1440</b>						

Table Library

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						Part II: Supporting Pages		
PHA Name: <b>Housing Authority of Fulton County</b>			Grant Type and Number Capital Fund Program Grant No: <b>GA06P26470899</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Management Improvements	1408		Original	Revised	Funds Obligated	Funds Expended	
	Development of Maint. Trng. Fac./NNC	1440 2708	1	78900.00	78900.00	78900.00	78900.00	Complete
	<b>Total for 1440</b>			<b>78900.00</b>	<b>78900.00</b>	<b>78900.00</b>	<b>78900.00</b>	
PHA-Wide	Non-Dwelling Equipment	1475						
	Computer Hardware	1475 1708	1	35671.00	35671.00	35671.00	35671.00	Complete
	<b>Total for 1475</b>			<b>35671.00</b>	<b>35671.00</b>	<b>35671.00</b>	<b>35671.00</b>	
	Site Improvements	1450						
GA264-05	Landscape Improvements	1450 2708.05	1	108515.15	36904.80	36904.80	36904.80	Completed
GA264-05	Rodent/Pest Control	1450 3708.05	1	2708.00	860.00	860.00	860.00	Completed
GA264-05	Replacement of Gas Lines	1450 5708.05	1	72000.00	72371.00	72371.00	72371.00	Completed
GA264-05	Upgrade Playground	1450 6708.05	1	5000.00	0.00	0.00	0	Completed
GA264-07	Asphalt/Paving Repair	1450 7708.07	1	650.00	650.00	650.00	650.00	Completed
	<b>Total for 1450</b>			<b>188873.15</b>	<b>110785.80</b>	<b>110785.80</b>	<b>110785.80</b>	
	Dwelling Structures	1460						
GA264-03	Elevator Replacement	1460 1708.03	1	63376.00	103826.92	103826.92	103826.92	Completed
GA264-05	Replace Bathroom/Bedroom Sub flooring	1460 3708.05	1	5745.00	5745.00	5745.00	5745.00	Completed
GA264-05	Repair Plumbing	1460 4708.05	1	4055.00	4432.95	4432.95	4054.95	Completed
GA264-05	Renovate Unit Interior	1460 5708.05	1	56491.00	57641.07	57641.07	56491.07	Completed
GA264-05	Repair fascia/soffits/gutters/downspouts	1460 6708.05	1	30000.00	0.00	0.00	0.00	Completed
GA264-03	Replace Heating and AC Units	1460 7708.03	1	0.00	66108.41	66108.41	0.00	To be completed by 9/30/01
	<b>Total for 1460</b>			<b>159667.00</b>	<b>237754.35</b>	<b>237754.35</b>	<b>170117.94</b>	
	<b>Grant Totals</b>			<b>1041530.00</b>	<b>1041530.00</b>	<b>1041530.00</b>	<b>973893.59</b>	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of Fulton County		Grant Type and Number Capital Fund Program No: GA06P26470899 Replacement Housing Factor No:					Federal FY of Grant: 1999
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1408	March 2001	March 2001	June 2000	September 2001	September 2001	December 2000	
1410	March 2001	March 2001	June 2000	September 2001	September 2001	September 2000	
1430	March 2001	March 2001	March 2001	September 2001	September 2001	March 2001	
1440	March 2001	March 2001	June 2000	September 2001	September 2001	June 2000	
1475	March 2001	March 2001	December 2000	September 2001	September 2001	December 2000	
GA264-03	March 2001	March 2001	March 2001	September 2001	September 2001		Re-allocated line items
GA264-05	March 2001	March 2001	January 2001	September 2001	March 2001	March 2001	
GA264-07	March 2001	March 2001	March 2000	September 2001	June 2000	June 2000	

## Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

### Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

### Section 1: General Information/History

**A. Amount of PHDEP Grant \$ 132,428**

**B. Eligibility type (Indicate with an "x")** N1 \_\_\_\_\_ N2 \_\_\_\_\_ R **X**

**C. FFY in which funding is requested 2001**

#### **D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long.

The HAFC will utilize a comprehensive, interdictory approach toward service facilitation for the PHDEP. The strategy encompasses an aggressive, coordinated program linking the resources of the Agency, residents, law enforcement, local government, social service agencies and community supporters. The Authority is located within Atlanta's High Intensity Drug Trafficking Area, therefore a plethora of services are available for use. All HAFC developments are included within a community policing plan. The Housing Authority will continue to utilize prevention problem solving strategies for goal accomplishment. After school programs, educational/tutorial, job enhancement skills, computer learning centers, and entrepreneurial opportunities will be funded through continued PHDEP awardment.

#### **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

<b>PHDEP Target Areas (Name of development(s) or site)</b>	<b>Total # of Units within the PHDEP Target Area(s)</b>	<b>Total Population to be Served within the PHDEP Target Area(s)</b>
Red Oak	172	340
Allen Road	100	190
Belle Isle	9	18

## F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months\_\_\_\_ 12 Months\_\_ 18 Months\_\_X 24 Months\_\_\_\_ Other \_\_\_\_

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 2000	123,551	GA06DEP2640101	115,259	N/A	04/30/02
FY 1999	118,548	GA06DEP2640199	0	N/A	04/02/01
FY1997	250,000	GA01DEP2640197	0	1/16/01	12/04/00

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The HAFC will fund PHDEP activities which are community based prevention strategies. The collaboration of resources will ensure a broad spectrum of activities and programs. All activities funded through FY2001 will include a continuation of programs previously deemed successful intervention and prevention strategies. The activities offered will include reimbursement for law enforcement above and beyond baseline details, physical improvements to the Family Investment Center, comprehensive prevention programs for youth and adults, after school activities and self sufficiency directives. All proposed components will provide the linkages for prevention versus reaction strategies designed to foster a zero tolerance to crime reduction. The agency has made a commitment to continue to secure community partnerships to implement strategies that can be sustained over a period of

time. The Housing Authority has developed a comprehensive evaluation plan that is in implementation. Data analysis is utilized to assess impact of objectives, change in behavior and the number of program goals achieved.

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2001</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	40,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	10,000
9160 - Drug Prevention	82,428
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	<b>132,428</b>

### PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$40,000		
Goal(s)	Increase safety at the developments through comprehensive community policing strategies above and beyond baseline determined services.						
Objectives	Decrease crime and calls for service by 5% each year.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.Additional patrols and on-site substation			11/1/01	04/30/03	40,000	Fulton County PD	# hours on patrol. #/% & types of Calls for Service. #/% of UCR

9160 - Drug Prevention					Total PHDEP Funding: \$82,428		
Goal(s)	Provide activities and programs for residents that increase self sufficiency and provide a drug-free environment.						
Objectives	Have at least 50% of the youth and adults participate in a prevention program.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Call to Manhood	20	Youth	11/1/01	04/30/03	0% of total	South West YMCA, Fulton County Human Services	#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
2. P.A.S.S.A.G.E.	80	Youth	11/1/01	04/30/03	50 % of total	FRESH Grant, Human Services Grant	#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
3. ScholarShop	50	Youth	11/1/01	04/30/03	40 % of total	Human Services United Way	#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
4.Georgia Teen of Excellence Program	30	Youth	11/1/01	04/30/03	70 % of total		#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
5.South Fulton Dollars for Scholars	350	Youth	11/1/01	04/30/03	30 % of total		#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
6.Young Men of Distinction	20	Youth	11/1/01	04/30/03	50 % of total		#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
7.Girl Scouts/Boy Scouts	45	Youth	11/1/01	4/30/03	50% of total		#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held



8. Red Oak Youth Council	20	Youth	11/1/01	04/30/03	30% of total	Human Services Grant, FRESH Grant	#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
9. COPS Program	172	Youth and Adults	11/1/01	04/30/03	65 % of total		#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
10.Fulton County Parks and Recreation	127	Youth	11/1/01	04/30/01	10 % of total		#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
11.Youth Employment and Training	40	Youth	11/1/01	04/30/03	15 % of total		#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
12.Senior Supportive Services Program	40	Elderly/ Disabled	11/1/01	4/30/.03	50% of total		#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held

9150 – Physical Improvements					Total PHDEP Funds: \$10,000		
Goal(s)	Improvements to Family Investment Center						
Objectives	Create a more comfortable environment for prevention programs						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Expand and Renovate Youth Center			11/1/01	04/30/03	10,000		#/% of increase of residents utilizing services

### **Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

<b>Budget Line Item #</b>	<b>25% Expenditure of Total Grant Funds By Activity #</b>	<b>Total PHDEP Funding Expended (sum of the activities)</b>	<b>50% Obligation of Total Grant Funds by Activity #</b>	<b>Total PHDEP Funding Obligated (sum of the activities)</b>
<i>e.g Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1: \$20,000	40,000	Activity 1: \$25,000.00	40,000
9120				
9130				
9140				
9150	Activity 2: \$2,500	10,000	Activity 2: \$6,000	10,000
9160	Activity 3: \$40,000	82,428	Activity 3: \$60,000	82,428
9170				
9180				
9190				
<b>TOTAL</b>		<b>\$132,428</b>		<b>\$132,428</b>

## CHECK SIGNING AUTHORIZATION POLICY

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The Housing Authority of Fulton County hereby establishes a policy that identifies those people who are authorized to sign and issue checks on its behalf. The purpose of this policy is to **combine** the check signing policies set forth in resolutions number FY2000-016 and FY2001-015 so that there is a clear understanding regarding this important matter. It also is necessary to implement appropriate internal controls over our financial matters.

- A. The following policy of the Housing Authority for issuing and signing checks that total \$10,000.00 or more with **authentic signatures** shall be established:

- 4 All checks shall bear two of the following three authentic signatures, one of which  
5 must be the Executive Director, as authorized by Resolution FY2000-016:

6

Chairman of the Board  
Co-Chairman of the Board  
Executive Director

- A. The following policy of the Housing Authority for issuing and signing checks that total less than \$10,000.00 with **authentic signatures** shall be established:

All checks shall bear any two of the following three authentic signatures, as authorized by Resolution FY2001-015:

Chairman of the Board  
Executive Director  
Assistant Executive Director of Finance and Administration

4

- A. The incumbents in the positions authorized to sign checks shall be covered by the Housing Authority's blanket bond insurance.
- B. The supporting data for each check shall be available for the signer to review at the time of signing of the check.
- C. A copy of this policy shall be forwarded to all designated depositories of the Authority.
- D. This policy rescinds all previous authorization policies and shall become effective upon its adoption.

## **Attachment F: Deconcentration and Income Mixing**

### **6. Deconcentration and Income Mixing**

a. ☒ Yes ☐ No Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☒ Yes ☐ No Do any of these covered developments have average incomes above or below 85% to 115% of the average income of all such developments? If no, this section is complete.

**Note: The average income in Red Oak is at 70% of the averages of all such developments. Therefore, the HAFC will target Red Oak in distributing higher income families to the development.**

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
Development Name :	Num ber of Units	Explanation (if any) [see step 4 at §903.2 (c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Red Oak	172	Red Oak average income is at 70% which is less than 85% of the average for developments	Yes.
Belle Isle	9	Belle Isle average income is 132% which is above the 115% of the average	Yes.

**Fulton County Housing Authority**

## Deconcentration Policy

### Introduction

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that the Authority adopt policies and procedures governing the deconcentration of very low-income families and income mixing as required by section 10(a)(3)(B) of the 1937 Housing Act. To implement this requirement, the Authority will compare the relative incomes of each development occupied predominantly by families with children. A development with more than 50% of its occupants being families with children shall be considered to fall under this policy.

The goal of this policy is to create mixed-income communities and lessen the concentration of very low-income families within the Authority's public housing developments through admissions practices designed to bring in higher income tenants to lower income developments and lower income tenants into higher income developments.

The Deconcentration Policy is intended to work in conjunction with the Authority's annual income targeting requirements. The Policy requires that 40% of all new admissions to public housing developments during a fiscal year must be residents whose household income, at the time of admission, is equal to or lower than 30% of the Area Median Income. This "income targeting" requirement is separate from the Deconcentration Policy, which is comparative in nature.

### Definitions

The following definitions are provided in order to clearly and define the affected developments and families under this Deconcentration Policy.

*PHA-Wide Average Household Income:* The average annual household income of all residents of all developments with more than 50% of its occupants being families with children.

*Development Average Household Income:* The average annual household income of all residents of a specific development with more than 50% of its occupants being families with children.

*Higher Income Development:* A development where the Development Average Household Income is greater than 120% of the PHA-Wide Average Household Income.

*Lower Income Development:* A development where the Development Average Household Income is less than 80% of the PHA-Wide Average Household Income.

*Higher Income Family:* A family whose annual household income is greater than 120% of the PHA-Wide Average Household Income.

*Lower Income Family:* A family whose annual household income is less than 80% of the PHA-Wide Average Household Income.

### Testing

In order to achieve and maintain deconcentration, the Authority will calculate the PHA-Wide Average Household Income for all developments with 50% or more of its occupants being families with children on at least an annual basis. At the same time, the Authority will calculate the Development Average Household Income for each development with 50% or more of its occupants being families with children. The results shall be documented as follows:

- a) If the Development Average Household Income for a particular development is greater than 120% of the PHA-Wide Average Household Income, then that development shall be identified as a High-Income Development.
- b) If the Development Average Household Income for a particular development is less than 80% of the PHA-Wide Average Household Income, then that development shall be identified as a Low-Income Development.

*Testing can be run more frequently to determine the effectiveness of various initiatives employed to achieve deconcentration.*

#### Corrective Action

Once a development has been identified as a High-Income Development or a Low-Income Development, the Authority will define and communicate specific procedures to be employed with the goal of achieving deconcentration. It is the goal of the Authority to generally increase the level of income for residents of public housing, create more stratified developments, and obtain agency self sufficiency, therefore; the Deconcentration Policy shall not be employed to be counterproductive to that goal. In addition, the policy will, under no circumstances, be employed though steering or in any way reducing the choice in residence of the individual family.

*In order to correct a concentrated development, the Authority will, to the greatest extent possible, provide incentives to promote a Lower-Income Family to select a Higher-Income Development and to promote a Higher-Income Family to select a Lower-Income Development.*

Procedures to be employed in the development of a corrective action plan June include:

- a) Incentives to select particular developments.
- b) Payment Plans for deposits.
- c) Flexibility in move-in dates.

Since it is impossible to design a policy that will address every scenario, the Authority will, upon the identification of a need to deconcentrate, develop a specific Action Plan that will be included in the Annual Plan update.

#### **Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

All certifications have been forwarded to HUD as per regulation Certifications forwarded include:

- HUD Form 50070

- HUD Form 50071

- HUD Form LLL

- PHA Certification of Compliance with the PHA Plans and related regulations

- State Certification